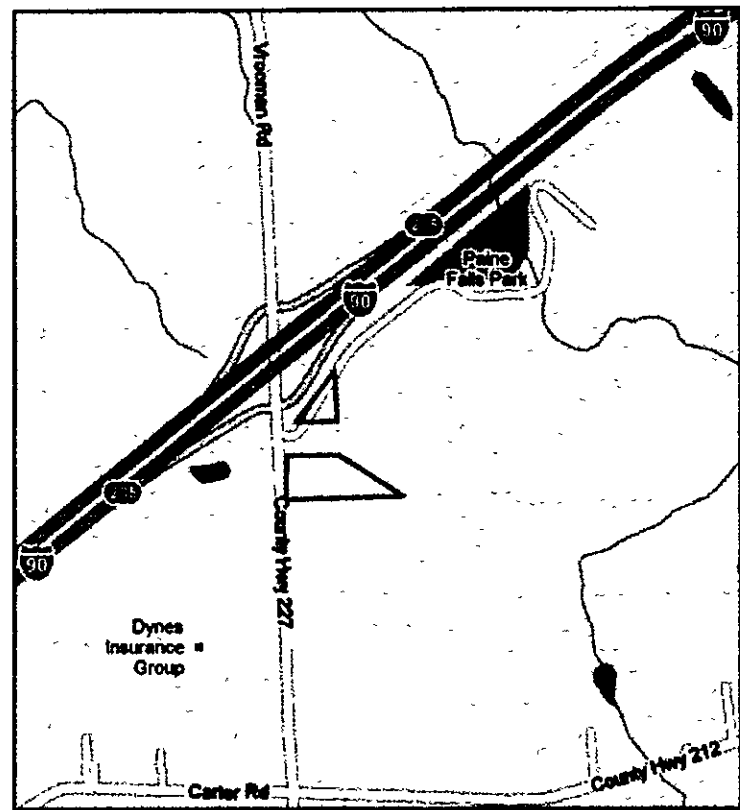


## VICINITY MAP



## ALTA - ACSM LAND TITLE SURVEY

SITUATED IN THE TOWNSHIP OF LEROY, COUNTY OF LAKE  
AND STATE OF OHIO AND KNOWN AS BEING PART OF LOT 77,  
TOWNSHIP 10 NORTH, RANGE 7 WEST OF THE CONNECTICUT  
WESTERN RESERVE SURVEY.

December 2010 SCALE 1"=60'

## LEGAL DESCRIPTION

Legibility poor on original.

Legal Description from Survey.

JANUARY 10, 2011

LEGAL DESCRIPTION  
OF A  
4.5483 ACRE PARCEL  
SOUTHERLY PORTION OF  
PPN: 07-A-034-0-00-008-0  
CURRENTLY ONE PARCEL OF LAND SEPARATED  
BY PPN: 07-A-034-0-00-002-0  
FORMING A NORTHERLY PORTION AND SOUTHERLY PORTION

Situated in the Township of Leroy, County of Lake and State of Ohio, known as being part of Lot 77 in said township,  
Township 10 North, Range 7 West of the Connecticut Western Reserve Survey, further bounded and described as follows:

Beginning in the centerline of Vrooman Road, width varies, at a 1 inch iron pin in a monument box, said pin lying South  
03°18'06" East along said centerline, a distance of 819.23 feet from its intersection with the centerline of Interstate 90;

COURSE I Thence North 03°18'06" West, along said centerline of Vrooman Road, 19.19 feet to a point;

COURSE II Thence North 86°41'18" East, 30.00 feet to a point on the easterly right-of-way of said Vrooman Road;

COURSE III Thence North 03°18'42" West, along said right-of-way, 33.00 feet to a point;

COURSE IV Thence North 08°11'35" East, along said right-of-way, 115.31 feet to a point;

COURSE V Thence North 04°02'00" East, along said right-of-way, 28.23 feet to a 5/8 inch iron pin set at the southwesterly corner  
of land in the name of 6000 Vrooman Painesville, LLC, as recorded by Document No. 2006R050022 in Lake County  
Records (PPN: 07-A-034-0-00-002-0);

COURSE VI Thence North 86°41'18" East, along said land, 313.26 feet to a point on the westerly line of land conveyed to the  
Cleveland Electric Illuminating Company, as recorded in Volume 845, Page 374 of Lake County Deed Records  
(PPN: 07-A-888-0-33-100-0), witness a 5/8 inch iron pin found, capped flaring, 0.10 feet south;

COURSE VII Thence South 58°02'01" East, along said westerly line, 510.31 feet to a 5/8 inch iron pin set on the northerly line of  
land in the name of JJJ Properties, LLC recorded in Document No. 2006R017391 (PPN: 08-A-025-0-00-013-0);

COURSE VIII Thence South 58°01'47" West, along said line, 787.86 feet to the centerline of said Vrooman Road, passing through a  
5/8 inch iron pin set 30.00 feet therefrom on said right-of-way;

COURSE IX Thence North 02°34'40" East, along said centerline, 82.12 feet to the Place of Beginning and containing 3.5805 acres  
(155,967 square feet) of land including 0.0700 acres (3,050 square feet) of land within right-of-way and being the  
southerly portion of this parcel of land, northerly portion described as follows:

Beginning at a 5/8 inch iron pin set at the northeasterly corner of said land in the name of 6000 Vrooman Painesville, LLC,  
being North 03°18'42" West, 200.00 feet from the northeast corner of above described southerly portion;

COURSE I Thence South 86°41'18" West, along the northerly line of said land, 281.72 feet to a 5/8 inch iron pin set at a westerly  
corner of said land;

COURSE II Thence North 35°45'00" East, along a southerly line of said land, 415.33 feet to a 5/8 inch iron pin set at a point on  
said westerly line;

COURSE III Thence South 03°18'42" East, along said westerly line 322.49 feet to the Principal Place of Beginning of the northerly  
portion and containing 0.9888 acres (42,201 square feet) of land as calculated and described by Scott A. Smith,  
P.S. No. 7721 of LDC, Inc. from a survey performed in December of 2010, be the same, more or less, but subject to  
all legal highways.

This parcel is subject to easements of record.

Bearings refer to survey and legal descriptions of this and adjoining lands by Warren J. Root and Associates in 1978 and  
centerline of I-90 being North 50°17'18" East, as shown on State Plane LAK-1-16.55.

The intent of this legal description is to convey the land known as PPN: 07-A-034-0-00-008-0.

## REFERENCES

Deeds, Doc. 2006R050822, 2006R017391.  
Vol 797 Pg 107 Official Records.  
Highway Plans; LAK-1-16.55, LAK-VROOMAN ROAD.  
Surveys on County Rec; PPN 07A-025-0-00-013-0 Dated 2006,  
PPN 07A-034-0-00-002-0 Dated 2009

Contours obtained from Lake County  
Year 2000-Planimetric Mapping.

## SURVEY LEGEND

Meas. = Measured Dd. = Deed  
Plat = Subdivision Plat Rec. = Record  
D.M. = Deed & Measured Act. = Actual

## BASIS OF BEARINGS

LAK-1-16.55 Centerline I.R. 90.

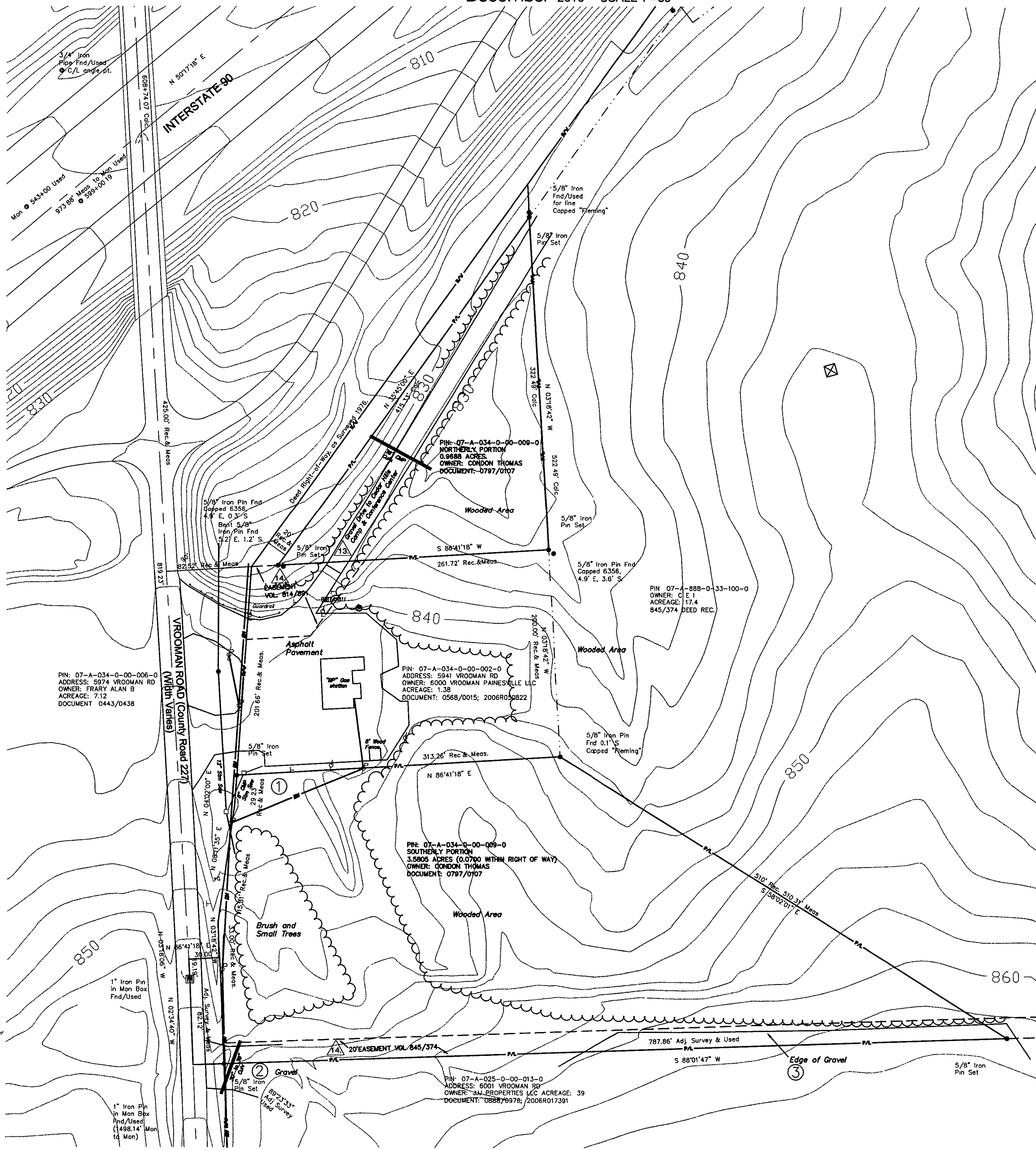
Overhead Utility Line	OH
Cable	C
Electric	E
Gas	GAS
Water	WATER
Telephone/ AT & T	T
Fence	X
Storm Sewer	S
Sanitary Sewer	SAN
Property Line	P/L
Centerline	
Right-of- Way	RV

## UTILITY INFO:

THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN HEREON,  
HAVE BEEN OBTAINED BY A SEARCH OF AVAILABLE RECORDS.  
VERIFICATION BY FIELD OBSERVATION HAS BEEN CONDUCTED  
WHERE PRACTICAL. HOWEVER, LDC INC. DOES NOT GUARANTEE THE  
COMPLETENESS NOR ACCURACY THEREOF. THIS SURVEY SUBJECT  
TO CHANGE UPON RECEIPT OF ANY ADDITIONAL AVAILABLE  
UNDERGROUND UTILITY INFORMATION.

## UTILITY LEGEND

⊙ Clean Out	WV Water Valve	— Guide Wire	⊗ Tree
□ Catch Basin	WM Water Meter	— Power Pole	⊗ Pine Tree
□ Curb Inlet	⊙ Fire Hydrant	— Light Power Pole	⊗ Bush
○ Yard Drain	⊙ Well	— Light Pole	⊗ Power Transformer
○ Manhole	⊙ Gas Valve	— Traffic Signal Pole	⊗ Mailbox
⊙ Sanitary Manhole	⊙ Gas Meter	— Traffic Signal Box	
○ Storm Manhole	⊙ Gas Marker	— Electrical Box	
⊙ Storm Inlet MH	⊙ Guard Post	— PED Telephone (SAC) Box	
○ House/Down Spout	— Sign		



## SCHEDULE "B" ITEMS

Chicago Title Insurance Company  
Title No.: 10123639 Dec. 2, 2010.

13. Easement for access from Vrooman Road,  
(Right to use the existing roadway).

14. Easement - PLOTTED-

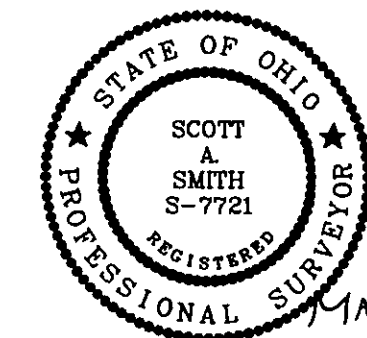
15. Easement - PLOTTED-

## ZONING

B-2: Special Interchange.

## FLOOD NOTE

Subject Parcel is located in Zone X  
(area outside 500-year flood plain)  
as shown on Community Panel No. 390771 0133F,  
Dated Feb. 3, 2010.



MARCH 17, 2011

DATE:

Scott A. Smith P.S. 7721

## APPARENT ENCROACHMENTS

- Storm Sewers and overhead utility lines at South line of "BP" Gas station.
- Culvert at subject property South Line.
- Gravel Edge at subject property South Line.

## CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON  
WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM  
STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS,"  
JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005.  
PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS  
AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED  
FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND  
SURVEYOR REGISTERED IN THE STATE OF OHIO, THE RELATIVE POSITIONAL  
ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED  
THEREIN.

PPN: 07-A-034-0-00-009-0

5.38 Acres Rec. 4.5483 Acres from Survey

LAND DESIGN consultants

www.LDCinc.net

ENGINEERS PLANNERS SURVEYORS

5025 Osborn Dr., Mentor, Ohio 44060

TEL: (440) 255-5463 (440) 951-LAND

FAX: (440) 255-9575



DATE MARCH 17, 2011

SCALE: HOR. \_\_\_\_\_

VERT. \_\_\_\_\_

FILENAME \_\_\_\_\_

COMPUTER S: \_\_\_\_\_

TAB NAME ALTA

Vrooman Road

SHEET / OF

CONTRACT No.  
CSAIR1-1011